

**IT IS THE VENDOR'S RESPONSIBILITY TO  
CHECK FOR ADDENDUM PRIOR TO SUBMITTING PROPOSALS**

**NOTICE TO BIDDERS  
SPECIFICATION NO. 05-004**

The City of Lincoln intends to sell and invites you to submit a sealed bid for:

**SALE OF SURPLUS LAND  
APPROXIMATELY FIVE (5) ACRES LOCATED AT  
HIGHLANDS COALITION 4<sup>TH</sup> ADDITION, LOT 2,  
LINCOLN, LANCASTER COUNTY, NEBRASKA**

**MEETING OR EXCEEDING THE CITY OF LINCOLN'S  
SPECIFICATIONS ATTACHED**

Sealed bids will be received by the City of Lincoln, Nebraska on or before 12:00 noon Wednesday, **March 30, 2005** in the office of the Purchasing Agent, 440 S 8<sup>th</sup> Street, Southwest Corner, Suite 200, K-Street Complex, Lincoln, Nebraska 68508. Bids will be publicly opened and read in the Conference Room.

Bidders should take caution if U.S. mail or mail delivery services are used for the submission of bids. Mailing should be made in sufficient time for bids to arrive in the Purchasing Division, prior to the time and date specified above.

**INSTRUCTIONS TO BIDDERS/TERMS OF SALE  
CITY OF LINCOLN, NEBRASKA  
PURCHASING DIVISION**

**1. BIDDING PROCEDURE**

- 1.1 Bid prices shall be submitted on the Proposal Form included in the bid document.
- 1.2 Each bid must be legibly printed in ink or by typewriter, include the full name, business address, and telephone number of the bidder; and be signed in ink by the bidder.
- 1.3 A bid by a corporation must be signed in the name of such corporation by a duly authorized official thereof.
- 1.4 Any person signing a bid for a firm, corporation, or other organization must show evidence of his authority so to bind such firm, corporation, or organization.
- 1.5 Bids received after the time and date established for receiving bids will be rejected.
- 1.6 All bid prices, alternate terms and any other conditions proposed by the bidder must be submitted in their entirety in writing and attached to the Proposal Form.
- 1.8 Any loading, weighing or any other labor or expense involved in the bid for the purchase of the land shall be the responsibility of the successful bidder.

**2. BIDDER'S SECURITY**

- 2.1 Bid security, as a guarantee of good faith, in the form of a certified check or cashier's check in the amount of **five (5%) percent of the total amount of bid** must be submitted with the Proposal Form.
- 2.2 Such bid security will be returned to the unsuccessful bidders when the award of bid is made.
- 2.3 If successful bidder fails to make full payment within the time specified, bidder will forfeit the bid security and the City of Lincoln may cancel the bid acceptance and sell the land elsewhere.

**3. BIDDER'S REPRESENTATION**

- 3.1 Each bidder represents that the bidder has read and understands the specification documents, and the bid has been made in accordance therewith.
- 3.2 Each bidder certifies that the prices in this bid have been arrived at independently, without consultation, communication or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or with any competitor; unless otherwise required by law, the price which have been quoted in this bid have not been knowingly disclosed by the bidder prior to bid opening directly or indirectly to any other bidder or to any competitor; no attempt has been made, or will be made, by the bidder to induce any person or firm to submit or not to submit a bid for the purpose of restricting competition.

**4. BID EVALUATION AND AWARD**

- 4.1 No bid shall be modified or withdrawn for a period of sixty (60) calendar days after the time and date established for receiving bids, and each bidder so agrees in submitting the bid.
- 4.2 The City reserves the right to accept or reject any or all bids; to request rebids; to waive irregularities and technicalities in bids; such as shall best serve the requirements and interests of the City.

**5. LAWS**

- 5.1 The Laws of the State of Nebraska shall govern the rights, obligations and remedies of the Parties under this bid and any agreement reached as a result of the award of bid.

**6. DISCLAIMER**

- 6.1 The land is being offered for sale on an "as-is, where-is" basis.
- 6.2 The City of Lincoln makes no warranty, guarantee or representation of any kind, either expressed or implied, as to the condition, utility or usability of the land offered for sale.
- 6.3 **This is for the sale of said land, it is not a redevelopment agreement.**

**7. OTHER ITEMS**

- 7.1 This land is located adjacent to the Highlands Golf Course
  - 7.1.1 See attached information
- 7.2 Buyer must agree to improvements such as installing sidewalks and planting street trees.
- 7.3 Minimum bid acceptable \$850,000.
  - 7.3.1 Bids are expected to be at that price or better.
- 7.4 This property has an O-3 zoning.

**PROPOSAL  
SPECIFICATION NO. 05-004**

**BID OPENING TIME: 12:00 NOON  
DATE: Wednesday, March 30, 2005**

The undersigned bidder agrees to purchase from the City the below listed item for the performance of this Specification for unit price listed below.

**ADDENDA RECEIPT:** The receipt of addenda to the specification numbers \_\_\_\_ through \_\_\_\_ are hereby acknowledged. Failure of any bidder to receive any addendum or interpretation of the specifications shall not relieve the bidder from any obligations specified in the bid request. All addenda shall become part of the final contract document.

**SALE OF SURPLUS LAND  
APPROXIMATELY FIVE (5) ACRES  
LOCATED AT HIGHLANDS COALITION 4<sup>TH</sup> ADDITION, LOT 2  
LINCOLN, LANCASTER COUNTY, NEBRASKA**

**MINIMUM BID \$850,000.00**

**LUMP SUM BID**

**\$ \_\_\_\_\_**

**(Written out) \_\_\_\_\_**

**NOTE: Bidder's Security of 5% is Required (Terms of Sale)**

The undersigned signatory for the bidder represents and warrants that he has full and complete authority to submit this proposal to the City, and to enter into a contract if this proposal is accepted.

**RETURN 2 COMPLETE COPIES OF PROPOSAL AND SUPPORTING MATERIAL.  
MARK OUTSIDE OF BID ENVELOPE: SEALED BID FOR SPEC. 05-004**

\_\_\_\_\_  
**COMPANY NAME**

\_\_\_\_\_  
**BY (Signature)**

\_\_\_\_\_  
**STREET ADDRESS or P.O. BOX**

\_\_\_\_\_  
**(Print Name)**

\_\_\_\_\_  
**CITY, STATE      ZIP CODE**

\_\_\_\_\_  
**(Title)**

\_\_\_\_\_  
**TELEPHONE No.      FAX No.**

\_\_\_\_\_  
**(Date)**

\_\_\_\_\_  
**EMPLOYER'S FEDERAL I.D. NO.  
OR SOCIAL SECURITY NUMBER**

\_\_\_\_\_  
**ESTIMATED DATE OF CLOSING**

\_\_\_\_\_  
**E-MAIL ADDRESS**

\_\_\_\_\_  
**TERMS OF PAYMENT**

BIDS MAY BE INSPECTED IN THE PURCHASING DIVISION OFFICES DURING NORMAL BUSINESS HOURS, **AFTER** TABULATION BY THE PURCHASING AGENT. IF YOU DESIRE A COPY OF THE BID TABULATION TO BE MAILED TO YOU, YOU MUST ENCLOSE A SELF-ADDRESSED STAMPED ENVELOPE WITH YOUR BIDDING DOCUMENTS.

# HIGHLANDS COALITION 4TH ADDITION

FINAL PLAT

04063110

2004 SEP 24 P 1:16  
LANCASTER COUNTY, ME

INST. NO 2004

063110

#4009

BLOCK  
CODE  
HICCOY  
CHECKED  
JA  
ENTERED  
EDNE  
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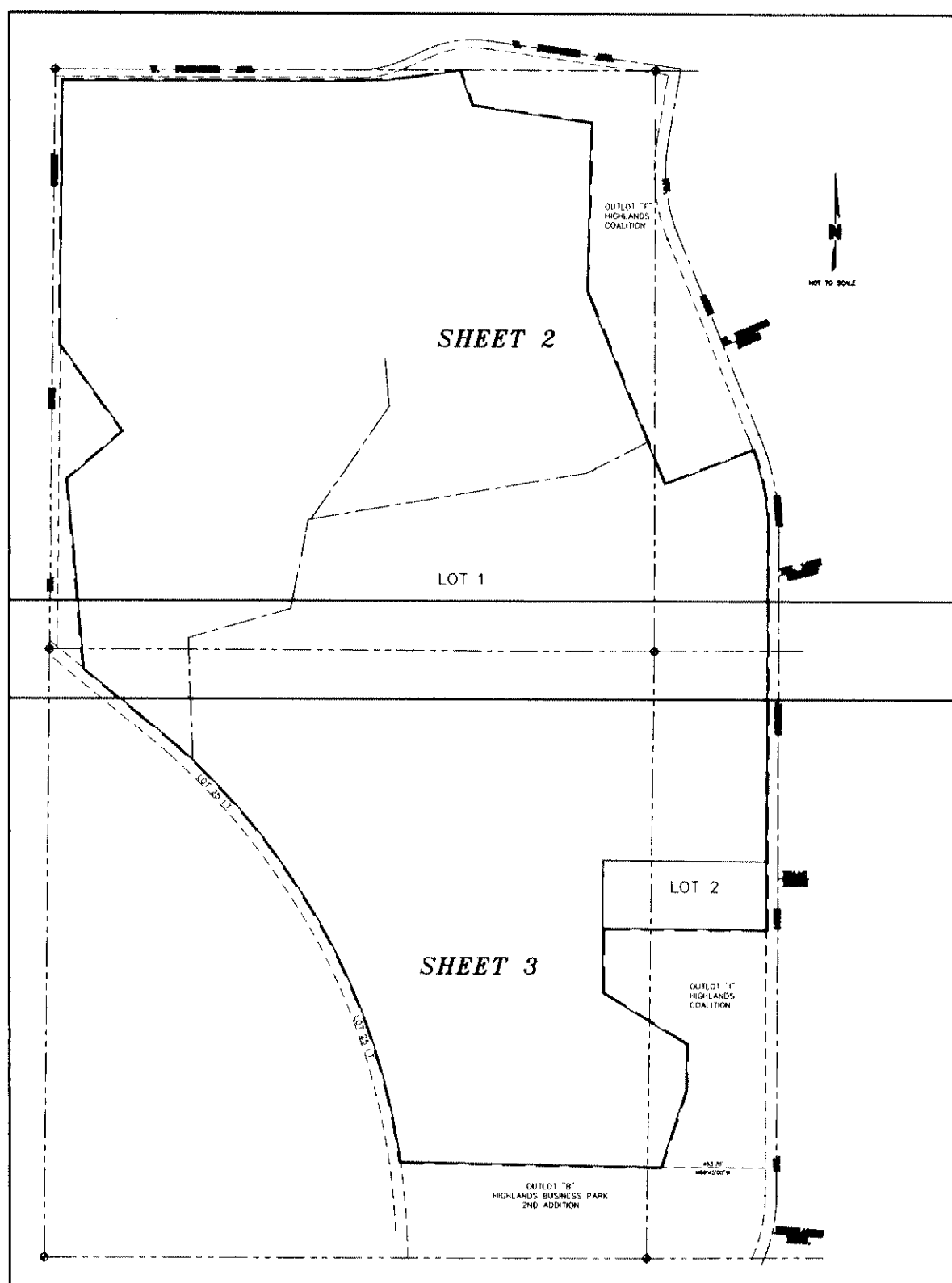
## INDEX OF SHEETS

SHEET 1: COVER SHEET

SHEET 2: PLAT

SHEET 3: PLAT, CURVE DATA

SHEET 4: SURVEYOR'S CERTIFICATE,  
PLANNING DIRECTOR'S APROVAL,  
DEDICATION AND NORTARY



SCALE: 1"=200'

SCALE: 1"=200'

200218-2

*SHEET 2 OF 4*

# HIGHLANDS COALITION 4TH ADDITION FINAL PLAT



SCALE: 1"=200'

## SPIRAL CURVE DATA

① X=217.31  
Y=2.66  
CB=N50°01'41"W

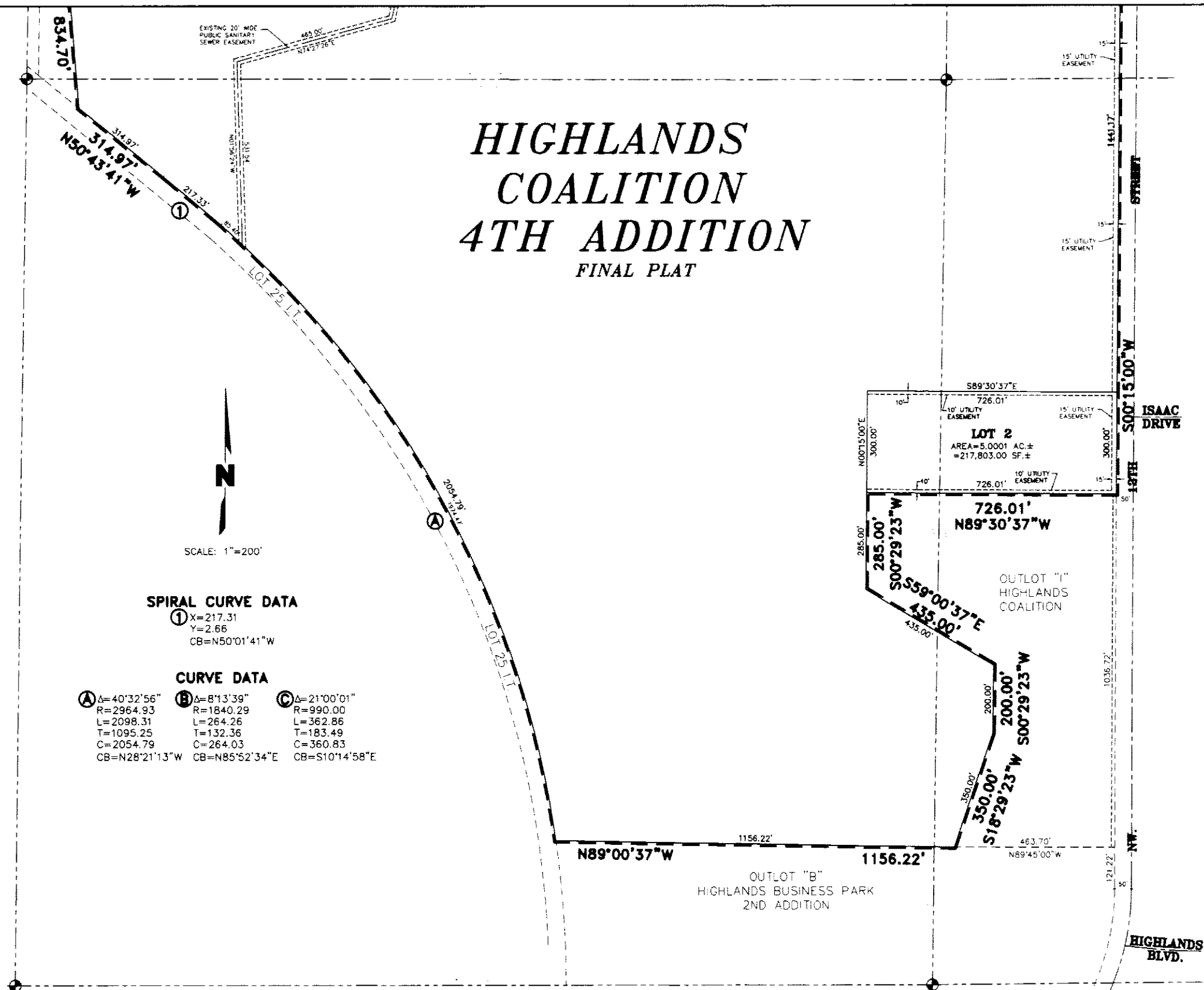
## CURVE DATA

Ⓐ Δ=40°32'56"	Ⓑ Δ=8°13'39"	Ⓒ Δ=21°00'01"
R=2964.93	R=1840.29	R=990.00
L=2098.31	L=264.26	L=362.86
T=1095.25	T=132.36	T=183.49
C=2054.79	C=264.03	C=360.83
CB=N28°21'13"W	CB=N85°52'34"E	CB=S10°14'58"E

200218-3

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SHEET 3 OF 4



# HIGHLANDS COALITION 4TH ADDITION

## FINAL PLAT


### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS HIGHLANDS COALITION 4TH ADDITION. A SUBDIVISION COMPOSED OF LOT 1, BLOCK 2 OF HIGHLANDS COALITION LOCATED IN THE WEST HALF OF SECTION 3 AND THE EAST HALF OF SECTION 4, ALL IN TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH. P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE N1/4 CORNER OF SAID SECTION 4; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 59 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 33.00 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 53 SECONDS WEST A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 59 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, SAID LINE BEING THE SOUTH LINE OF FLETCHER AVENUE RIGHT-OF-WAY, SAID LINE ALSO BEING 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 1,290.38 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 1,840.29 FEET, ARC LENGTH OF 264.26 FEET, DELTA ANGLE OF 08 DEGREES 13 MINUTES 39 SECONDS, A CHORD BEARING OF NORTH 85 DEGREES 52 MINUTES 34 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 1, AND A CHORD LENGTH OF 264.03 FEET TO A POINT OF TANGENCY; THENCE NORTH 81 DEGREES 45 MINUTES 45 SECONDS EAST, ALONG A NORTH LINE OF SAID LOT 1, A DISTANCE OF 192.73 FEET TO A NORTH CORNER OF SAID LOT 1; THENCE SOUTH 19 DEGREES 00 MINUTES 37 SECONDS EAST, ALONG AN EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 163.96 FEET TO A EAST CORNER OF SAID LOT 1; THENCE SOUTH 82 DEGREES 00 MINUTES 37 SECONDS EAST, ALONG A NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 535.00 FEET TO A NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 01 DEGREES 29 MINUTES 23 SECONDS WEST, ALONG AN EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 740.00 FEET TO AN EAST CORNER OF SAID LOT 1; THENCE SOUTH 22 DEGREES 30 MINUTES 37 SECONDS EAST, ALONG AN EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 905.00 FEET TO A NORTH CORNER OF SAID LOT 1; THENCE NORTH 69 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG A NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 420.00 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE, SAID POINT BEING A NORTHEAST CORNER OF SAID LOT 1, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 990.00 FEET, ARC LENGTH OF 362.86 FEET, DELTA ANGLE OF 21 DEGREES 00 MINUTES 01 SECONDS, A CHORD BEARING OF SOUTH 10 DEGREES 14 MINUTES 58 SECONDS EAST, ALONG A EAST LINE OF SAID LOT 1, SAID LINE BEING A WEST RIGHT-OF-WAY LINE OF NORTHWEST 12TH STREET, AND A CHORD LENGTH OF 360.83 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS WEST, ALONG A EAST LINE OF SAID LOT 1, SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 1,741.17 FEET TO A SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 30 MINUTES 37 SECONDS WEST, ALONG A SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 726.01 FEET TO A EAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 29 MINUTES 23 SECONDS WEST, ALONG AN EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 285.00 FEET TO A EAST CORNER OF SAID LOT 1; THENCE SOUTH 59 DEGREES 00 MINUTES 37 SECONDS EAST, ALONG A NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 435.00 FEET TO A NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 29 MINUTES 23 SECONDS WEST, ALONG AN EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 200.00 FEET TO A EAST CORNER OF LOT 1; THENCE SOUTH 18 DEGREES 29 MINUTES 23 SECONDS WEST, ALONG AN EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 350.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 00 MINUTES 37 SECONDS WEST, ALONG A SOUTH LINE OF SAID LOT 1, A DISTANCE OF 1,156.22 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 2,964.93 FEET, ARC LENGTH OF 2,098.31 FEET, DELTA ANGLE OF 40 DEGREES 32 MINUTES 56 SECONDS, A CHORD BEARING OF NORTH 28 DEGREES 21 MINUTES 13 SECONDS WEST, ALONG A WESTERLY LINE OF SAID LOT 1, AND A CHORD LENGTH OF 2,054.79 FEET TO A POINT OF CURVATURE OF A SPIRAL CURVE HAVING A CHORD BEARING OF NORTH 50 DEGREES 01 MINUTES 41 SECONDS WEST, ALONG A WESTERLY LINE OF SAID LOT 1, A WESTERLY DISTANCE OF 217.31 FEET AND A NORTHERLY DISTANCE OF 2.66 FEET TO A WEST CORNER OF SAID LOT 1; THENCE NORTH 50 DEGREES 43 MINUTES 41 SECONDS WEST, ALONG A WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 314.97 FEET TO A SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 05 DEGREES 01 MINUTES 10 SECONDS WEST, ALONG A WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 834.70 FEET TO A WEST CORNER OF SAID LOT 1; THENCE NORTH 49 DEGREES 28 MINUTES 50 SECONDS EAST, ALONG A WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 320.00 FEET TO A WEST CORNER OF SAID LOT 1; THENCE NORTH 36 DEGREES 01 MINUTES 10 SECONDS WEST, ALONG A WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 467.75 FEET TO A WEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 32 MINUTES 53 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SAID NORTHWEST 20TH STREET, SAID LINE ALSO BEING 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 1,155.54 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 10,597,472.89 SQUARE FEET OR 243.2845 ACRES, MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, STREET INTERSECTIONS, LOT AND BLOCK CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THE PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

July 15<sup>th</sup> 2004  
DATE

  
MICHAEL R. JOHNSON  
OLSSON ASSOCIATES  
1111 LINCOLN MALL  
LINCOLN, NE. 68508



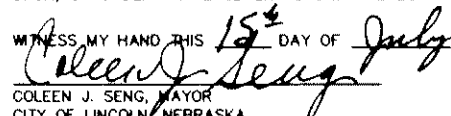
### DEDICATION

THE FOREGOING PLAT, IS KNOWN AS HIGHLANDS COALITION 4TH ADDITION. A SUBDIVISION COMPOSED OF LOT 1, BLOCK 2 OF HIGHLANDS COALITION, LOCATED IN THE WEST HALF OF SECTION 3 AND THE EAST HALF OF SECTION 4, ALL IN TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH. P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND IS MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE. THIS DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, SOLE OWNER(S), AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, ALL TEL. TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, AQUILA, THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, REPAIR, OPERATION AND MAINTENANCE OF WIRES, CABLES, CONDUITS, FIXTURES, POLES, TOWERS, PIPES, AND EQUIPMENT FOR THE DISTRIBUTION OF ELECTRICITY AND GAS; TELEPHONE AND CABLE TELEVISION; WASTEWATER COLLECTORS; STORM DRAINS; WATER MAINS AND ALL APPURTENANCES THERETO, OVER, UPON, OR UNDER THE EASEMENTS AS SHOWN ON THE FOREGOING PLAT.

THE CONSTRUCTION OR LOCATION OF ANY BUILDING OR STRUCTURE, EXCLUDING FENCES, OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON SHALL BE PROHIBITED.

THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY STORM DRAIN EASEMENT OR DRAINAGE EASEMENT SHOWN THEREON.

THE CITY OF LINCOLN, ITS SUCCESSORS OR ASSIGNS ARE HEREBY HELD HARMLESS FOR THE COST OF REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON.

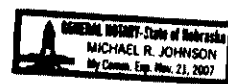
WITNESS MY HAND THIS 15<sup>th</sup> DAY OF July 2004  
  
COLEEN J. SENG, MAYOR  
CITY OF LINCOLN, NEBRASKA  
A MUNICIPAL CORPORATION

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY OF July 2004, BY COLEEN J. SENG, MAYOR, CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION.

  
NOTARY PUBLIC



### PLANNING DIRECTOR'S APPROVAL

THE PLANNING DIRECTOR, PURSUANT TO SECTION 26.11.060 OF THE L.M.C., HEREBY APPROVES THIS FINAL PLAT.

  
PLANNING DIRECTOR

AUGUST 27, 2004  
DATE